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Division

Farmland Ownership In the United States

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Robert C. Otte

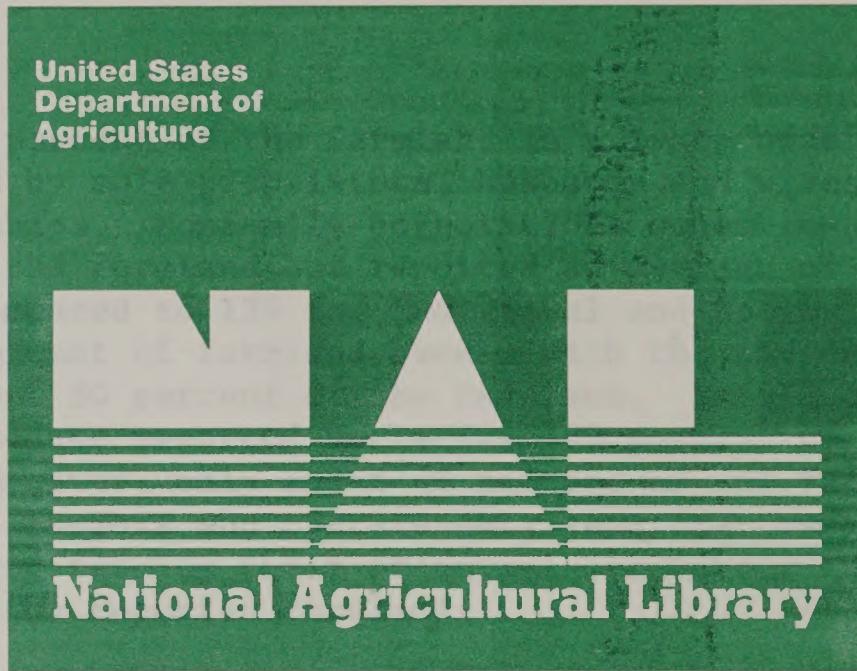
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ABSTRACT

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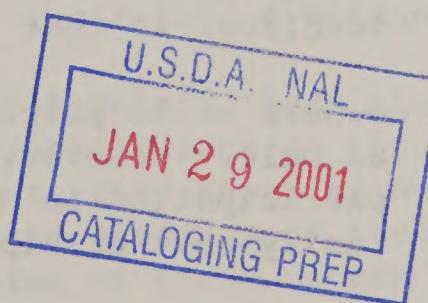
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Robert C. Otte prepared the first draft of this report under contract following his retirement from the Natural Resource Economics Division, ERS, USDA. Revisions and reorganization of the material were then made by Arthur B. Daugherty, who is responsible for the content of the report. The authors acknowledge constructive comments and suggestions by Nelson L. Bills, Robert F. Boxley, Ronald A. Jeremias, Douglas G. Lewis, Jerome M. Stamm, Myron E. Wirth and Gene L. Wunderlich.

	<u>Page</u>
CONTENTS	iv
SUMMARY
INTRODUCTION	1
THE SURVEY	3
THE OWNERSHIP OF FARM AND RANCH LAND	5
Type of Ownership	5
Size of Holdings	7
Value of Holdings	9
Type of Tenure	11
Occupation of Owners	14
Age of Owners	16
Sex of Owners	16
Race of Owners	18
Education of Owners	18
Residence of Owners	18
Farm Income of Owners	22
Nonfarm Income of Owners	25
CHARACTERISTICS PERTAINING TO HOLDINGS OF OWNERS REPORTING ONLY FARM AND RANCH LAND	27
Method of Acquisition	27
Period of Acquisition	27
Operation and Rental	29
Type of Lease	29
Geographic Extent of Holdings	33
Easements and Separable Rights	33
Preferential Assessment	33
BIBLIOGRAPHY	38
APPENDIX 1	39



SUMMARY

Over 70 percent of the farmland (including land in ranches) in private hands was held by sole proprietors or husbands and wives according to a 1978 Landownership Survey. Another 12 percent was held by family partnerships. About 10 percent was held by corporations and half of that by family corporations with 10 or fewer stockholders.

The 1 percent of owners with the largest holdings owned 30 percent of the farmland in 1978. However, concentration of ownership did not increase significantly since the previous nationwide farmland ownership survey in 1946. Less than 1 percent of the owners reported farmland holdings valued at \$1 million or more. These owners held about 17 percent of the farmland with value reported.

Over 40 percent of the land was owned by full-owner operators; that is, farmers who farm only land they own. About 30 percent was owned by part-owner operators, and nearly 30 percent by nonoperator landlords. Proportions held by full-owner operators and full landlords have not changed appreciably since 1946. The proportion owned by part-owner operators increased with an offsetting decrease in full tenancy.

Persons identifying themselves as farmers owned 57 percent of the noncorporate farmland, retired people 17 percent, white collar occupations 14 percent, and blue collar 8 percent. Active farmers declined in terms of farmland ownership since 1946 when they held 70 percent of the land. Some of the changes may be due to an increase in farmland ownership by family corporations and some may be because of a greater prevalence of farm operators also being engaged in other occupations.

Farmland ownership was concentrated heavily in the hands of older people. About 30 percent was held by persons over 65 years and only 6 percent by persons under 35 years. Owners of over 10 percent of the acreage were over 75 years. However, age distribution of farmland owners in 1978 was almost identical to that in 1946.

Owners of 85 percent of the noncorporate land were identified as male. However, this does not fully recognize female participation in ownership through husband-wife holdings and family partnerships.

About 94 percent of owners holding 98 percent of noncorporate farmland identified themselves as white and non-Hispanic. Blacks and Hispanics each held less than 1 percent of the farmland with other minority groups holding even smaller proportions.

Level of formal education was not a major factor in farmland ownership. The proportion of land held by people with a grade school education was the same as that held by college graduates--20 percent each. Nearly 33 percent of the land was held by people with a high school education.

Owners of over 75 percent of all farmland lived or had corporate headquarters in the same county as the land owned. Only 6 percent was held by out-of-State residents.

The median farm income of noncorporate farmland owners reporting income was in the \$0-\$2,999 income class. Owners of almost 75 percent of the acreage reported nonfarm income. While only about 9 percent of the owners responding indicated farm income of \$10,000 or more, over 40 percent indicated nonfarm incomes of that magnitude.

Some survey respondents also owned residential, commercial or industrial properties in addition to farmland. In order to separate characteristics of these nonfarm landholdings, the following items refer to those survey respondents who own only farmland. This subset of farmland owners comprised 80 percent of the owners and held 87 percent of the reported farmland.

Seventy-five percent of the farmland had been acquired by owners of only farmland via purchase. A little less than 25 percent had been inherited or received as a gift. A high proportion of the land held by owners of only farmland had been acquired fairly recently: 30 percent since 1970 and 55 percent since 1960. Less than 15 percent had been in the same hands since the 1930s.

Seventy percent of all farmland in the farmland-only ownership group (corporate and noncorporate) was operated by owners. Of the land rented out, cash and share rental agreements were of about equal magnitude.

About 83 percent of the owners of only farmland reported landholdings in just one county. The owners accounted for 71 percent of the farmland held by farmland owners only. Owners reporting land in more than one county and more than one State comprised about 13 percent and 4 percent, respectively, of the farmland-only owners and reported holdings of more than 20 and 8 percent of the farmland. Thus, the more widespread geographically, the larger the farmland holdings on the average.

Of the owners of only farmland, less than 20 percent reported easements on their property such as those for major utilities or floodways. However, they reported owning more than 35 percent of the farmland holdings of their owner group. The average size of holding of these owners was more than twice those of the owners reporting no easements or indicating they did not know of an easement.

Fewer than one in six owners of only farmland reported separation of property rights--such as mineral rights--from their

land. They did, however, indicate ownership of nearly 37 percent of the farmland held by farmland-only owners. The overall pattern was quite similar to that for easements.

Eight percent of the owners reporting only farmland ownership indicated participation in programs granting preferential assessment for farmland or open space use. These owners reported holdings totalling about 11 percent of total farmland-only ownership.

INTRODUCTION

This report presents a statistical profile of the ownership of farm and ranch land in the United States. U.S. totals include Hawaii; regional data are organized by the 10 U.S. farm production regions of the 48 contiguous States (fig. 1). Ownership details are presented for an estimated 938 million acres of privately owned farm and ranch land. No information is included on the approximately 100 million acres owned by Federal, State, and local governments or held in trust for Indian tribes and included in the Census of Agriculture and Economic Research Service (ERS) statistics on land in farms. No data are included on the 1.3 million acres in farms and ranches in Alaska.

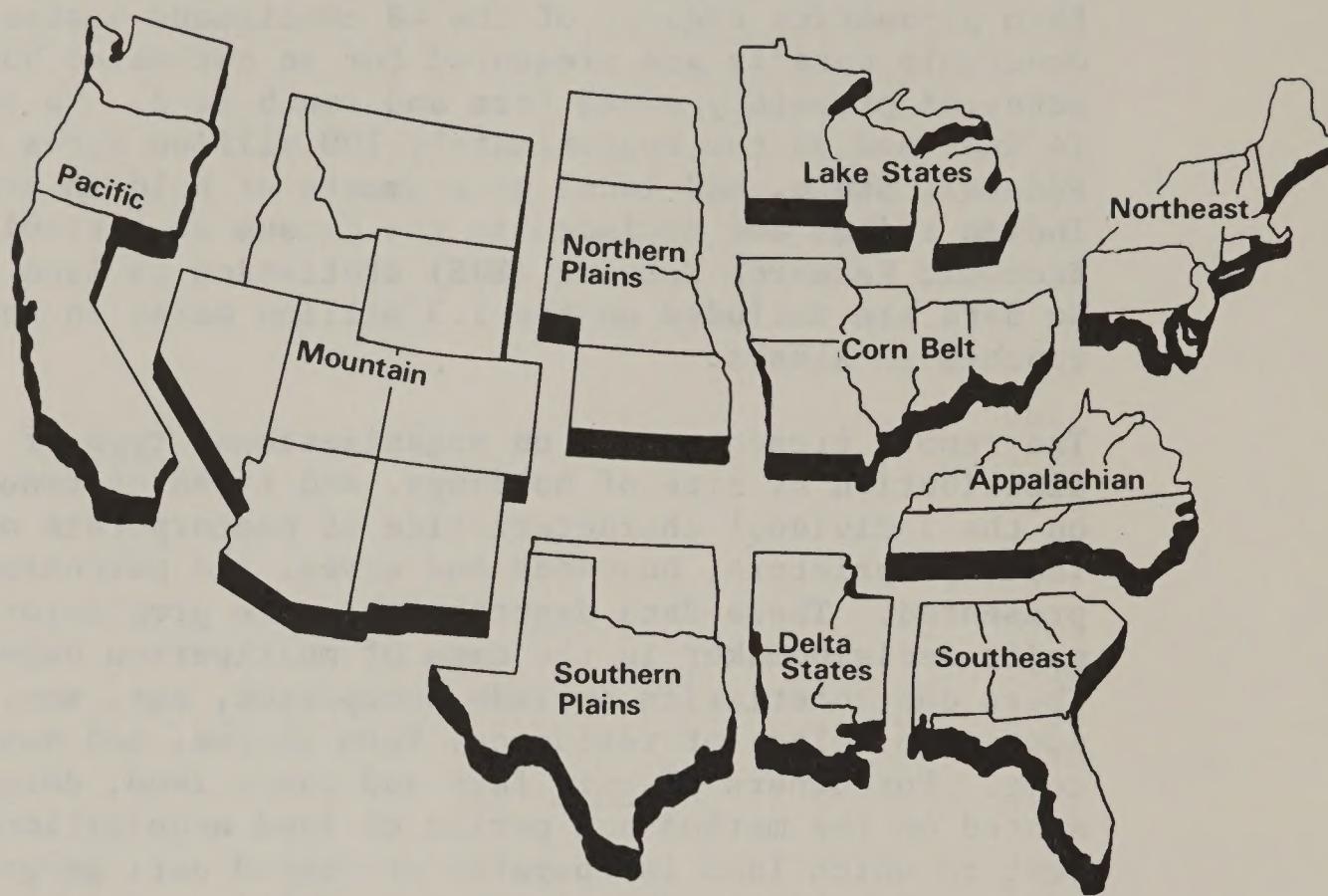
The report presents data on organizational type of ownership, distribution by size of holdings, and types of tenure. Data on the individual characteristics of noncorporate owners (sole proprietors, husbands and wives, and partnerships) are presented. These data describe the sole proprietor or the major decisionmaker in the case of multiperson ownerships. These characteristics include occupation, age, sex, race, education, place of residence, farm income, and nonfarm income. For owners of only farm and ranch land, data are presented on the method and period of land acquisition; the extent to which land is operated or rented out; geographic extent of holdings (single county, multicounty, multistate); incidence of major easements and separation of property rights; and incidence of participation in preferential assessment programs for preservation of farmland and open space. These characteristics could apply to residential, commercial or industrial properties as well as to farmland. To be sure that the incidence of these characteristics reported was on farmland, the data were tabulated for owners reporting ownership of only farmland. This group of owners comprised just over 80 percent of the owners reporting farmland ownership; they owned more than 87 percent of all the farmland.

Some comparisons are made with ownership patterns of all land enumerated by the 1978 Landownership Survey (see next section); with Census information on farmland ownership (11, 12); and with a survey of farmland ownership made in 1946 (6).^{1/}

^{1/} Underscored numbers in parentheses refer to literature cited at the end of this report.

Figure 1.

Farm Production Regions



THE SURVEY

This report presents data summarized from the 1978 Landownership Survey (LOS). The LOS, part of a USDA Resource Economics Survey, was conducted by the Natural Resource Economics Division of USDA's Economic Research Service. The Resource Economics Survey was comprised of a 12-part package to collect interrelated data on and about land resources.

The first part of the package, the Soil Conservation Service's (SCS) 1977 Natural Resource Inventory, provided data on the use and quality of the land. The second part of the package, the 1978 LOS, provided information on landowners. Finally, 10 followon surveys were conducted, based upon responses to screening questions in the main survey. The followons provided detailed information on land transactions, capital expenditures, land use changes, and other land management practices.

The 1978 LOS was linked to the 1977 Natural Resource Inventory. The inventory was based on a stratified point sample of the U.S. land area. The sample was stratified on the basis of land units which were generally 160 acres in size. SCS assembled data for its inventory on each of three randomly selected points in each of some 70,000 land units.

To accomplish the LOS, SCS furnished the Natural Resource Economics Division, ERS, with the name and address of the owner of the first sample point in each land unit. It was determined that about 12,000 of the 70,000 points fell on land owned by units of government or on land held in trust for Indian tribes. These points were eliminated from the LOS to confine it to privately owned land.

Private owners were contacted with a mail questionnaire. The initial mailing was made in April 1978. A second mailing, a telephone followup, and selected personal interviews of nonrespondents ultimately resulted in the collection of usable data on about 37,000 landowners. Thus, the LOS covered 65 percent of all sample points known to be in private ownership.²⁷

Data on landowners and acreage owned were expanded by using the probability of selection in the SCS Natural Resource Inventory as a base. An expansion factor was computed for each respondent, given the probability of his/her selection in the sample and total acres owned in the county where the sample point fell. Thus, each respondent was counted as one

²⁷/ The owners of about 3,400 sample points were not contacted because their identity could not be ascertained by the Soil Conservation Service.

ownership unit at the county level and represented a number of owners equal to the expansion factor. This approach allowed estimates of totals for the Nation, whole States, and regions (1, 4, 5, 7, and 8).

THE OWNERSHIP OF
FARM AND RANCH LAND

More than 20 percent (6.877 million) of the total landowners estimated by the 1978 LOS indicated ownership of some farm and ranch land (hereafter referred to as farmland). Of these, more than 80 percent (5.532 million) reported owning only farmland. These owners reported holdings of about 818.6 million acres (87 percent of all farmland) or nearly 148 acres per owner. The estimated 1.345 million owners who reported that part of their holdings were farmland reported owning 119.4 million acres of farmland, or about 88 acres per respondent.

The following portions of this report present farmland ownership classified by various owner characteristics or attributes of the landholdings. Where the characteristic or attribute clearly relates to farmland holdings, the classification of all farmland owners will be presented. Where the attribute might apply to either farmland or to other types of land owned, data will be presented for owners who owned only farmland.

Type of
Ownership

The LOS data indicated that sole proprietorship and husband-wife (family) holdings dominated the farmland ownership picture.^{3/} These types of ownership accounted for 88 percent of all ownership units and about 72 percent of the acreage. Family partnership and family corporations comprised an additional 8 percent of ownership units and another 19 percent of the farmland acreage. Only 4 percent of the ownership units holding less than 10 percent of the acreage were of other than family types. Nonfamily corporations comprised 1 percent of the farmland ownership units and held a little less than 4 percent of the land (table 1).

This pattern varied regionally. Nonfamily corporations were more important in the West, but still held less than 10 percent of the land in the Mountain and Pacific regions. Sole proprietorships and husbands and wives held from 70 to 80 percent of the farmland in all regions except the Mountain and Pacific regions where these types held less than 60 percent (table 2). In the Mountain and Pacific regions, particularly, and in the Southeast and Delta regions, corporate ownership accounted for relatively large areas of farmland. Corporate

^{3/} To classify type of farmland ownership for owners reporting any farmland ownership, we examined the holdings of each owner; the owner and the total reported farmland were assigned to the type of ownership in which a majority of the land was held. If identical amounts of land were held in two or more types of ownership, the owner and the landholdings were tabulated in the "other" category of type of farmland ownership.

Table 1--Owners of farmland and amount of farmland owned, by type of ownership,
United States, 1978

Type of ownership	Landowners		Farmland owners	
	Thousands	Percent	Million	Percent
			acres	
Sole proprietor	3,032	44.1	336.0	35.8
Family ownership	3,016	43.8	334.8	35.7
Family partnership	423	6.2	113.9	12.1
Nonfamily partnership	97	1.4	18.4	2.0
Family corporation, 10 or fewer stockholders	86	1.2	48.8	5.2
Family corporation over 10 stockholders	4	.1	5.8	.6
Family corporation, number of stockholders not reported	17	.3	7.1	.8
Other corporation	71	1.0	36.9	3.9
Other 1/	131	1.9	36.3	3.9
Total	6,877	100.0	938.0	100.0

1/ Includes estates and owners who own land in two or more types of ownership, none of which exceeds the others in acreage.

Source: 1978 Resource Economics Survey.

Table 2--Distribution of farmland owned, by type of ownership and by U.S. farm production region, 1978

Type of ownership	Farm production region									
	North-east	Lake States	Corn Belt	No. Plains	Appala-chian	South-east	So. Delta	Plains	Moun-	Paci-
									tain	fic
Sole proprietor	32.1	36.7	35.0	39.5	40.0	49.3	42.8	40.2	26.1	24.3
Family ownership	50.1	51.3	46.9	38.8	39.3	21.1	28.7	28.8	29.1	33.8
Family partnership	9.0	7.1	9.2	11.7	11.6	12.2	13.3	15.0	13.8	14.4
Nonfamily partnership	2.2	.6	1.1	.9	2.1	2.0	1.7	2.2	2.7	5.0
Family corporation, 10 or fewer stockholders	1.6	1.4	2.4	4.4	1.3	3.0	3.5	2.4	14.2	8.0
Family corporation over 10 stockholders	.1	.1	.2	.1	.1	1.2	.7	.7	1.5	.8
Family corporation, number of stockholders not reported	.4	.4	.2	.5	.6	.6	.9	1.5	1.3	1.4
Other corporation	2.9	1.2	1.2	1.0	2.1	6.7	4.6	1.8	9.1	8.0
Other 1/	1.6	1.2	3.7	3.1	2.9	3.9	3.8	8.1	2.2	4.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1/ Includes estates and owners who own land in two or more types of ownership; none of which exceeds the others in acreage.

Source: 1978 Resource Economics Survey.

holdings ranged from about 10 percent in the Delta to 26 percent of the farmland in the Mountain region. Land owned by family corporations with 10 or fewer stockholders accounted for more than half of the corporation holdings of farmland in the Mountain, Corn Belt, and Northern Plains regions. In the Southeast and Northeast regions, 58 percent of the corporation-owned land was held by other (nonfamily) corporations.

In the Northeast, Lake, and Corn Belt regions, husband-wife holdings were significantly more important than were sole proprietorships. In the Southeast, Delta, and Southern Plains regions, these proportions were reversed and sole proprietorship was the dominant form of ownership (table 2).

Corporations became more important in farmland ownership since a national farmland ownership survey conducted in 1946 which showed corporations holding 6 percent of the farmland (6, p. 6). In 1978, over 10 percent was held by corporations (table 1). However, family corporations were much less common in 1946 so most of the growth probably has been in this class. In 1978, over half of the corporate holdings were by family corporations with 10 or fewer stockholders (table 1).

Size of Holdings

Based on the reports of landowners in the LOS, 29 percent of the farmland owners owned fewer than 10 acres each. These approximately 2 million owners reported 7.3 million acres or an average of about 3.6 acres per owner (table 3).^{4/}

The ownership of farmland was concentrated, although not to the degree of other types of land. The largest 1 percent of farmland ownership units in the Nation held about 30 percent of the total farmland. Of all types of land, the largest 1 percent of ownership units held about 48 percent of the acreage (8, p. 15). Much of the concentration of ownership of nonfarmland was accounted for by large holdings of timberland.

The concentration of farmland holdings varied considerably by farm production region with the greatest concentration in the West where large farms and ranches are common. For example, 1 percent of the owners with the largest holdings held 43 percent of the farmland in the Pacific region, 38 percent in the Mountain region, and 33 percent in the Southern Plains. In contrast, the 1 percent of the owners with the largest holdings in the Corn Belt and Lake States held less than 9 percent of the farmland in those regions (table 4).

The 1946 survey found that 7 percent of the noncorporate owners held 54 percent of the farmland (6, pp. 19-20). The

^{4/} Some of this land undoubtedly would not meet Census of Agriculture criteria for being in a farm since the Census requires "farms" of less than 10 acres to also meet certain annual sales criteria. The inclusion of these small holdings added less than 1 percent to the estimated total farmland, but did add significantly to the estimated number of farmland owners.

Table 3--Farmland owners and amount of farmland owned, by size of holdings,
United States, 1978

Size <u>Acres</u>	Farmland owners			Farmland owned		
	: Thousands	: Percent	Cumulative Percent	Million acres	Percent	Cumulative Percent
Less than 10	: 2,015	29.3	29.3	7.3	.8	.8
10-49	: 1,926	28.0	57.3	48.0	5.1	5.9
50-69	: 403	5.9	63.2	23.4	2.5	8.4
70-99	: 586	8.5	71.7	47.6	5.1	13.5
100-139	: 436	6.3	78.0	50.1	5.3	18.8
:						
140-179	: 444	6.5	84.5	70.2	7.5	26.3
180-259	: 363	5.3	89.8	78.3	8.3	34.6
260-499	: 407	5.9	95.7	143.3	15.3	49.9
500-999	: 182	2.6	98.3	124.8	13.3	63.2
1,000-1,999	: 70	1.0	99.3	93.0	9.9	73.1
:						
2,000-2,999	: 19	.3	99.6	44.8	4.8	77.9
3,000-4,999	: 13	.2	99.8	47.8	5.1	83.0
5,000-9,999	: 8	.1	99.9	52.4	5.6	88.6
10,000 and over	: 5	.1	100.0	107.0	11.4	100.0
:						
Total	: 6,877	100.0	100.0	938.0	100.0	100.0
:						

Source: 1978 Resource Economics Survey.

Table 4--Percentage of farmland acres owned by 1 percent and 5 percent of
farmland owners with largest holdings, by farm production region, 1978

Size	Farm production region									
	:North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tains	Paci- fic	
	:	<u>Percent</u>								
Largest 1 percent	: 13.8	8.4	8.5	14.9	17.0	27.1	23.0	33.4	37.6	43.0
Largest 5 percent	: 34.2	24.2	24.6	32.7	39.2	48.9	45.8	53.6	67.2	71.0
:										

Source: 1978 Resource Economics Survey.

1978 survey estimated that the 7 percent of farmland owners (including corporations) held about 57 percent of the land. One percent of the owners in the earlier survey owned 28 percent of the farmland compared to 30 percent in the 1978 survey. The 1946 survey also found greater concentration of farmland holdings among owners in the West and South.

Value of Holdings

More than 37 percent of the farmland owners reporting value of their land estimated the value to be \$500 per acre or less (table 5).^{5/} In fact, \$500 per acre was the most frequent (modal) value reported. More than 61 percent of the farmland with value reported was estimated to be so valued. Less than 5 percent of the farmland with value reported was valued at more than \$2,000 per acre. These values, however, were indicated by more than 11 percent of owners reporting. There were sharp regional differences in average per acre values of farmland. The Corn Belt showed the highest average value, \$1,389 per acre (table 6). About 25 percent of the land was valued from \$1,401 to \$2,000 per acre. Nearly 62 percent of the Corn Belt farmland with value reported was valued from \$901 to \$3,000 per acre. No other region had as large a percentage of acreage valued at from \$3,001 to \$5,000. The Northeast had the largest proportion of land valued at more than \$5,000 per acre (2.6 percent) followed by the Pacific and Southeast regions with 1.1 and 0.9 percent, respectively. In the other seven farm production regions, the proportion of land valued from \$5,001 to \$25,000 was 0.3 percent or less. No farmland was reported with a value in excess of \$5,000 per acre in the Lake States or the Northern Plains.

Farmland with reported values per acre in excess of \$25,000 per acre was deleted from the data summaries presented in tables 5, 6, 7, and 8. As indicated by the value category "Value data edited out" in tables 5 and 7, this deletion affected the response from 1.1 percent of all farmland owners reporting on about 0.1 percent of the farmland. Upon examination of the individual extreme responses, we concluded that several landowners may have reported total farm value instead of value per acre (see question 6.A.--Appendix 1). However, this could not be substantiated and a number of other cases appeared to have unreasonably high estimates of value per acre but not sufficiently large to be total value of farmland

^{5/} LOS respondents were asked to give their "best estimate of the market value of land and improvements." The values indicated were generally higher than those reported by ERS (10, p. 14). ERS reported an average U.S. value in 1978 of \$531 per acre compared with a revised LOS estimate of \$669 per acre. ERS bases its estimates on Census estimates adjusted in intercensal years by indexes of farmland values derived from annual USDA surveys. The base therefore is Census-defined farmland, not owner-defined farmland as in the LOS. The revised LOS farmland value estimate of \$669 compared fairly well with the 1978 Census of Agriculture value--\$628 per acre (12, p. 1). However, the Census questionnaires were mailed out several months after the LOS questionnaire.

Table 5--Farmland owners and amount of farmland owned, by value per acre,
United States, 1978

Value per acre <u>Dollars</u>	Farmland owners		Farmland owned	
	<u>Thousands</u>	<u>Percent</u> 1/	<u>Million</u> <u>acres</u>	<u>Percent</u> 1/
1-200	386	8.0	190.7	28.1
201-500	1,423	29.4	226.8	33.5
501-900	746	15.4	103.7	15.3
901-1,400	1,009	20.9	76.5	11.3
1,401-2,000	716	14.8	49.8	7.4
:				
2,001-3,000	261	5.4	21.2	3.1
3,001-5,000	157	3.3	7.0	1.0
5,001-10,000	103	2.1	1.5	.2
10,001-25,000	33	.7	.6	.1
:				
Total with usable value	4,834	100.0	677.8	100.0
:				
Value data edited out	79		1.1	
Value not reported	1,964		259.1	
:				
Total	6,877		938.0	
:				

1/ Percentage of owners and acres with values up to \$25,000 per acre.

Source: 1978 Resource Economics Survey.

Table 6--Distribution of farmland acres, by reported values per acre and by farm production region, 1978

Value per acre	Farm production region									
	North-east	Lake States	Corn Belt	No. Plains	Appala-chian	South-east	Delta	So. Plains	Moun-tain	Paci-fic
:	<u>Percent</u>									
1-200	13.1	9.9	1.9	33.1	8.6	6.1	7.6	32.7	65.9	33.3
201-500	39.3	31.3	15.2	46.3	37.5	46.2	44.8	43.5	20.3	24.7
501-900	13.5	27.2	17.6	13.0	23.4	25.2	26.6	15.4	5.2	9.1
901-1,400	14.0	20.5	23.2	5.6	20.2	13.5	15.6	5.5	4.2	10.0
1,401-2,000	12.7	10.1	25.3	1.8	7.3	4.6	3.9	1.8	2.2	12.5
:										
2,001-3,000	3.4	.9	13.3	.2	1.8	2.3	.9	.3	1.6	6.9
3,001-5,000	1.4	.1	3.3	1/	1.1	1.3	.5	.5	.5	2.4
5,001-10,000	2.3	0	.1	0	.1	.4	.1	.1	.1	.9
10,001-25,000	.3	0	.1	0	1/	.4	0	.2	0	.2
:										
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
:										
Average value per acre	1,018.0	762.0	1,389.0	398.0	776.0	782.0	652.0	453.0	321.0	910.0
:										

1/ Less than 0.05 percent.

Source: 1978 Resource Economics Survey.

reported. Therefore, observations with reported values per acre greater than \$25,000 were edited out for this analysis.

The deletion of the 0.1 percent of all farmland with reported value in excess of \$25,000 per acre decreased the national average value from \$765 per acre (8, p. 28) to \$669.

More than 60 percent of the farmland owners reporting a usable value valued their holdings at less than \$50,000 (table 7). However, these owners owned less than 14 percent of the farmland with usable value reported. More than 25 percent of the farmland was reported in holdings valued at from \$200,000 to \$499,999. Well over 50 percent was in holdings valued between \$100,000 and \$1 million. Less than 1 percent of the owners with usable value reported holdings valued at \$1 million or more, but these owners held almost 17 percent of all farm and ranch land with usable value reported.

The largest acreage in high valued holdings--\$1 million or more--occurred most frequently in the Mountain, Pacific and Corn Belt regions (table 8). For holdings valued between \$100,000 and \$1 million the greatest acreage occurred in the Corn Belt, Northern Plains, and Lake States. In contrast, over 70 percent of the farmland acreage was held in units valued at less than \$50,000 in the Northeast and Southeast and more than 80 percent in the Appalachian and Delta regions. In these latter two regions, over 60 percent of the land was in units valued at less than \$20,000.

Type of Tenure

The LOS indicated that 43 percent of the privately owned farmland with tenure reported was held by full-owner operators in 1978 (table 9).^{6/} The 1974 Census of Agriculture reported that 35 percent of total land in farms was operated by full owners (11, table 5, p. I-8). The LOS showed 29 percent of land owned by part-owner operators and the Census also indicated about 29 percent of the land owned and operated by part-owners. In the Census, 38 percent of all land in farms was rented. However, respondents to the LOS reported less than 30 percent of farmland rented (table 33).

Full-owner operators appeared to own a lower proportion of the farmland in regions with the greatest amount of agricultural

^{6/} Owners were classified by six types of tenure:

1. Full-owner operator. Owns all of the farmland reported and farms all of that owned.
2. Full-owner operator landlord. Owns all of the farmland reported but rents out some land.
3. Part-owner operator. Farms both owned and rented land, but does not rent out land.
4. Part-owner operator landlord. Farms both owned and rented land and rents out some land.
5. Tenant-owner operator. Owns farmland but farms only rented land and rents out owned land.
6. Nonoperator landlord. Owns and rents out farmland but does no farming personally.

Table 7--Farmland owners and amount of farmland owned, by total value of farmland holdings, United States, 1978

Total value of farmland holdings		Farmland owners		Farmland owned
Dollars		Thousands	Percent 1/	Million acres
Less than 20,000	:	2,031	42.0	29.9
20,000-49,999	:	1,021	21.1	62.8
50,000-99,999	:	676	14.0	84.3
100,000-199,999	:	548	11.4	119.9
200,000-499,999	:	409	8.5	173.4
	:			
500,000-999,999	:	107	2.2	92.7
1,000,000-1,999,999	:	31	.6	58.7
2,000,000-4,999,999	:	8	.2	32.7
5,000,000 and over	:	2	<u>2/</u>	23.4
	:			
Total with usable value:		4,834	100.0	677.8
	:			
Value data edited out	:	79		1.1
Value not reported	:	1,964		259.1
	:			
Total	:	6,877		938.0
	:			

1/ Percentage of owners and acres with values up to \$25,000 per acre.

2/ Less than 0.05 percent.

Source: 1978 Resource Economics Survey.

Table 8--Distribution of farmland owners, by usable total value of farmland holdings and by farm production region, 1978

Total value of farmland holdings	Farm production region									
	:North- : east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tain	Paci- fic	
Dollars	:						Percent			
Less than 20,000	:	43.2	27.2	18.3	15.8	61.2	46.0	61.2	41.7	46.4
20,000-49,999	:	28.0	21.1	17.7	17.4	21.1	26.8	19.1	22.0	15.5
50,000-99,999	:	12.2	19.5	17.1	23.1	9.8	13.3	10.6	14.8	13.4
100,000-199,999	:	11.1	18.1	19.7	21.3	4.8	6.9	4.7	11.8	10.5
200,000-499,999	:	4.4	11.8	19.5	17.9	2.5	5.4	3.0	7.4	8.8
	:									
500,000-999,999	:	.9	2.0	5.9	3.6	.5	1.1	1.0	1.4	3.1
1,000,000-1,999,999	:	.2	.3	1.6	.8	.1	.3	.3	.5	1.7
2,000,000-4,999,999	:	<u>1/</u>	<u>1/</u>	.2	.1	<u>1/</u>	.1	.1	.3	.5
5,000,000 and over	:	<u>1/</u>	<u>1/</u>	<u>1/</u>	<u>1/</u>	<u>1/</u>	.1	<u>1/</u>	.1	.1
	:									
Total		:100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	:									

1/ Less than 0.05 percent.

Source: 1978 Resource Economics Survey.

Table 9--Farmland owners and amount of farmland owned, by tenure class of farmland owners, United States, 1978

Tenure class	Farmland owners		Farmland owned	
	Thousands	Percent 1/	Million acres	Percent 1/
Full-owner, operator	2,278	46.1	313.8	36.0
Full-owner, operator, landlord	299	6.1	63.0	7.2
Part-owner, operator	829	16.8	232.5	26.6
Part-owner, operator, landlord	34	.7	23.8	2.7
Tenant, owner, operator	75	1.5	2.2	.3
Nonoperator, landlord	1,421	28.8	237.0	27.2
Total reporting tenure	4,938	100.0	872.4	100.0
No response to tenure questions	1,939		65.6	
Total	6,877		938.0	

1/ Percentage of owners and acres for which tenure class was reported.

Source: 1978 Resource Economics Survey.

Table 10--Distribution of farmland acres, by reported tenure class of farmland owners and by farm production region, 1978

Tenure class	Farm production region									
	North-east	Lake States	Corn Belt	No. Plains	Appala-chian	South-east	Delta	So. Plains	Moun-tain	Paci-fic
Full-owner, operator	43.4	40.8	32.4	25.9	41.8	41.3	44.0	39.1	36.1	37.0
Full-owner, operator, landlord	7.4	7.1	7.7	4.7	14.6	12.8	12.7	7.3	3.6	7.9
Part-owner, operator	27.8	26.7	20.9	33.3	15.1	14.9	18.6	21.0	40.1	21.2
Part-owner, operator, landlord	1.1	1.6	1.0	2.6	1.5	3.2	2.7	1.5	4.8	5.9
Tenant, owner, operator	.2	.2	.3	.3	.4	.3	1/	.4	.1	.3
Nonoperator, landlord	20.1	23.6	37.7	33.2	26.6	27.5	22.0	30.7	15.3	27.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1/ Less than 0.05 percent.

Source: 1978 Resource Economics Survey.

land. For example, slightly over 25 percent of all farmland was held by full-owners in the Northern Plains (less than 33 percent in the Corn Belt). Conversely, over 40 percent of farmland in the Northeast region was held by full owner-operators. Land held by nonoperator landlords was highest in the Corn Belt. The Mountain region showed the highest proportion held by part-owners and the lowest by nonoperator landlords (table 10).

We could not compare every LOS category directly with those of the 1946 study (6). However, no drastic changes appeared in the proportion of farmland held by full owner-operators and by landlords (table 11). These categories are the most directly comparable. Differences in proportions held by part-owners and owner-operator-landlords could be due to differences in questionnaires and procedures used in the two surveys. However, increases shown in land held by part-owner operators is consistent with trends shown by the Census of Agriculture.

Occupation of Owners

Farmers as an occupational group dominated ownership of farm and ranch land, comprising 25 percent of the owners and holding about 57 percent of the land in private, noncorporate ownership (table 12). The proportion of acreage owned by farmers varied from a high of over 77 percent in the Mountain region to about 37 percent in the Southeast and Appalachian regions (table 13). Retired persons, some of whom undoubtedly were former farmers, were a significant element in landownership ranging from holding a high of more than 22 percent of the farmland in the Corn Belt, Appalachian, Southeast, and Delta regions to 7 percent in the Mountain region (table 13).

Table 11--Distribution of farmland owners and amount of farmland owned, by type of tenure in the United States, 1946 and 1978

Type of tenure	1946 1/		1978 2/	
	Owners	Acres	Owners	Acres
	<u>Percent</u>			
Full-owner-operator	56	33	46	36
Part-owner-operator	11	16	17	27
Owner-operator-landlord ^{3/}	15	29	7	10
Landlord	18	22	29	27
Tenant-owner-operator	4/	4/	1	5/
Total	100	100	100	100

1/ (6, p. 21).

2/ 1978 Resource Economics Survey.

3/ Both full and part-owners.

4/ Not available.

5/ Less than 0.5 percent.

Table 12--Farmland owners and amount of farmland owned, by occupation of farmland owners, United States, 1978

Occupation	Farmland owners		Farmland owned	
	<u>Thousands</u>	<u>Percent 1/</u>	<u>Million acres</u>	<u>Percent 1/</u>
Farmer 2/	: 1,611	25.7	452.2	56.8
White collar	: 1,362	21.7	113.2	14.2
Blue collar	: 1,436	22.9	64.0	8.0
Retired	: 1,508	24.0	133.0	16.7
Other	: 361	5.7	34.4	4.3
Total reporting occupation	: 6,278	100.0	796.8	100.0
Occupation not reported	: 355		46.0	
Corporations, unsettled estates, and other institutions	:			
	: 244		95.2	
Total	: 6,877		938.0	

1/ Percentage of owners and acres for which occupation of the owner was reported.

2/ Includes farm managers and farm laborers.

Source: 1978 Resource Economics Survey.

Table 13--Distribution of farmland acres, by reported occupation of farmland owners and by farm production region, 1978

Occupation	Farm production region									
	: North- : east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tains Plains	Paci- fic	
Farmer 1/	: 44.5	59.2	48.2	65.0	36.9	36.7	40.4	54.0	77.5	59.0
White collar	: 19.4	10.0	14.2	9.2	19.2	21.3	18.0	20.7	8.1	14.6
Blue collar	: 16.2	12.7	10.1	3.1	15.9	13.2	12.6	6.1	3.5	6.3
Retired	: 16.1	15.5	22.3	17.4	23.0	23.1	24.3	15.4	7.2	17.3
Other	: 3.8	2.6	5.2	5.3	5.0	5.7	4.7	3.8	3.7	2.8
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1/ Including farm managers and farm laborers.

Source: 1978 Resource Economics Survey.

The 1978 LOS gave a considerably different occupational picture than did the 1946 survey. The 1946 survey reported 65 percent of farmland owners were farmers and they held 70 percent of the farmland (6, table 3, p. 13). In that survey, retired farmers were identified, but retired people in general were not. Retired farmers held slightly less than 10 percent of farmland in 1946. White collar (business-professional) holdings were the same in the two periods--14 percent--and blue collar holdings were similar--5 percent and 8 percent, respectively, in 1946 and 1978.

Age of Owners

Farm and ranch landownership was concentrated in the hands of older people.^{7/} About 30 percent was held by persons 65 years of age or older (table 14). This is almost the same proportion as for all land (farm and nonfarm) held by this age group which comprised about 15 percent of the total adult population of the United States (8, p. 19). Only 6 percent of the farmland was held by ownership entities in which the primary decisionmaker was less than 35 years of age.

There were some regional differences, although all farm production regions showed the same general pattern. The average owner appeared to be youngest in the Lake States where owners under 55 years held more than 53 percent of the land as compared to the Southern Plains where owners under 55 years held less than 38 percent of the farmland (table 15).

Age distribution of farmland owners appeared to be virtually unchanged since 1946 when 48 percent of the farmland was held by persons under 55, compared with 44 percent in 1978 (table 16).

Sex of Owners

The 1978 Landownership Survey showed ownership of farmland largely in the hands of males.^{8/} Of sole proprietor ownership units, about 20 percent of the acreage had the major decision-maker identified as female. In family partnerships, this proportion was 17 percent. Overall, 15 percent of the farmland was reported in female ownership (table 17).

The 1946 survey found ownership even more concentrated in male hands: 89 percent of owners were male and they held 91 percent of the farmland (6, pp. 8-9). However, differences

^{7/} The age reported in this study was to be for the "person listed on the address label" or "if more than one person is listed . . . the person that makes the most decisions about the land." Thus, in husband-wife ownership units and in partnerships, it is likely that the oldest or one of the oldest persons responded.

^{8/} Sex was to be reported by the addressee on the questionnaire or the person making the most decisions about the land. The addressee was usually the husband in husband-wife ownerships. Thus, female participation in landownership was probably underestimated.

Table 14--Farmland owners and amount of farmland owned, by age of farmland owners, United States, 1978

<u>Age</u>	Farmland owners		Farmland owned	
<u>Years</u>	<u>Thousands</u>	<u>Percent</u>	<u>Million acres</u>	<u>Percent</u>
Under 35	646	10.2	46.2	5.9
35-44	1,158	18.3	111.0	14.1
45-54	1,443	22.7	189.1	24.0
55-64	1,348	21.3	206.8	26.3
65-74	1,093	17.2	150.2	19.1
75 and older	656	10.3	83.9	10.6
Total reporting age	6,344	100.0	787.2	100.0
Age not reported	289		55.6	
Corporations, unsettled estates, and other institutions	244		95.2	
Total	6,877		938.0	

1/ Percentage of owners and acres for which age of the owner was reported.

Source: 1978 Resource Economics Survey.

Table 15--Distribution of farmland acres, by reported age of farmland owners and by farm production region, 1978

<u>Age</u>	Farm production region									
	: North- : east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tain Plains	Paci- fic	
<u>Years</u>	<u>Percent</u>									
Under 35	7.8	9.6	6.2	6.4	6.5	4.3	5.2	4.7	5.0	4.3
35-44	16.3	20.2	15.3	12.2	13.5	11.5	14.6	11.8	15.3	13.4
45-54	25.5	23.7	21.7	24.7	22.9	24.6	23.2	21.2	28.9	21.9
55-64	25.7	23.4	25.5	27.0	25.3	28.1	24.5	26.8	25.9	30.2
65-74	16.3	15.2	18.5	19.5	20.4	20.4	22.2	21.3	17.9	18.2
75 and older	8.4	7.9	12.8	10.2	11.4	11.1	10.3	14.2	7.0	12.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1978 Resource Economics Survey.

Table 16--Age distribution of farmland owners
in 1946 and in 1978

Age <u>Years</u>	: 1946 1/		: 1978 2/	
	: Owners	: Acres	: Owners	: Acres
Under 35	:	8	6	10
35-44	:	18	16	18
45-54	:	25	26	23
55-64	:	24	25	22
65-74	:	18	18	17
75 and over	:	7	9	10
	:			
Total	:	100	100	100
	:			

1/ (6, p. 10).

2/ 1978 Resource Economics Survey.

between the two surveys could have been due to differences in procedure.

Race of Owners

An overwhelming proportion of farmland owners identified themselves as white: 94 percent of owners holding nearly 98 percent of the farmland. Less than 1 percent of the acreage was held by blacks; the same proportion applied to Hispanics (table 19). The proportion reported for American Indians is somewhat misleading in that it encompassed only land in private ownership. Approximately 2 million acres of cropland, 32 million acres of grassland pasture and range, 13 million acres of forest land, and 4 million acres of other land were managed in trust by the Bureau of Indian Affairs. This land was outside the LOS universe (3, p. 21). Black farmland ownership was concentrated in the Delta, Southeast, and Appalachian regions while Hispanic ownership was concentrated in the Mountain, Southern Plains and Pacific regions (table 20).

Education of Owners

The proportion of farmland held by owners with a grade school education (8 or fewer years) was almost identical to that held by college graduates (table 21). However, the holdings of college graduates average about 143 acres per owner while the holdings of owners with a grade school education averaged fewer than 100 acres. There was a positive relationship between educational level and acres owned.

The proportion of land held by owners with grade school educations ranged from 10 percent in the Pacific region to 31 percent in the Lake States. The proportion of farmland held by persons with college degrees (16 or more years) ranged from about 9 percent in the Lake States to almost 29 percent in the Southern Plains (table 22).

Residence of Owners

Nearly 85 percent of the owners holding 77 percent of the land reported residence in the same county as their enumerated landholdings. Four percent of the ownership units--with 6

Table 17--Farmland owners and amount of farmland owned, by sex of farmland owners, United States, 1978

Sex	Farmland owners		Farmland owned	
	Thousands	Percent 1/	Million	Percent 1/
			acres	
Male	: 5,393	83.9	686.8	85.4
Female	: 1,036	16.1	117.1	14.6
Total reporting sex	: 6,429	100.0	803.9	100.0
No response to sex question	: 204		38.9	
Corporations, unsettled estates, and other institutions	: 244		95.2	
Total	: 6,877		938.0	

1/ Percentage of owners and acres for which sex of the owner was reported.

Source: 1978 Resource Economics Survey.

Table 18--Distribution of farmland acres, by reported sex of farmland owners and by farm production region, 1978

Sex	Farm production region									
	:North- east	Lake States	Corn Belt	No. Plains	Appala- chian	Soutn- east	So. Delta	Moun- tains	Paci- fic	
Male	: 89.1	90.7	83.4	83.3	83.2	82.8	83.6	81.5	91.2	87.9
Female	: 10.9	9.3	16.6	16.7	16.8	17.2	16.4	18.5	8.8	12.1
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1978 Resource Economics Survey.

Table 19--Farmland owners and amount of farmland owned, by race of farmland owners, United States, 1978

Race	Farmland owners		Farmland owned	
	Thousands	Percent 1/	Million acres	
			Percent 1/	acres
White	6,046	94.0	785.5	97.9
Black	261	4.0	6.3	.8
Hispanic	63	1.0	6.0	.7
American Indian	44	.7	3.4	.4
Asian	5	.1	.8	.1
Other	11	.2	.9	.1
Total reporting race	6,430	100.0	802.9	100.0
No response to race question	203		39.9	
Corporations, unsettled estates, and other institutions	244		95.2	
Total	6,877		938.0	

1/ Percentage of owners and acres for which race of the owner was reported.

Source: 1978 Resource Economics Survey.

Table 20--Distribution of farmland acres, by reported race of farmland owners and by farm production region, 1978

Race	Farm production region									
	: North- : east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tains Plains	Paci- fic	
	Percent									
White	99.7	99.6	99.8	99.3	97.4	95.9	94.6	96.7	96.8	96.9
Black	.2	.2	1/	.1	2.3	3.7	5.3	.7	1/	1/
Hispanic	1/	.1	1/	1/	.2	.2	1/	1.7	2.0	1.5
Other	.1	.1	.2	.6	.1	.2	.1	.9	1.2	1.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1/ Less than 0.05 percent.

Source: 1978 Resource Economics Survey.

Table 21--Farmland owners and amount of farmland owned, by education of farmland owners, United States, 1978

Education	Farmland owners		Farmland owned	
	Thousands	Percent 1/	Million	Percent 1/
			acres	
Grade school only	1,535	25.1	151.3	20.0
Some high school	840	13.7	90.8	12.0
High school graduate	1,832	30.0	246.1	32.5
Some college	875	14.3	121.6	16.0
College graduate	1,036	16.9	148.1	19.5
Total reporting education	6,118	100.0	757.9	100.0
No response to education	515		84.9	
Corporations, unsettled estates, and other institutions	244		95.2	
Total	6,877		938.0	

1/ Percentage of owners and acres for which education of the owner was reported.

Source: 1978 Resource Economics Survey.

Table 22--Distribution of farmland acres, by reported education of farmland owners and by farm production region, 1978

Education	Farm production region									
	:North- : east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tains Plains	Paci- fic	
	:	Percent								
Grade school only	17.3	31.1	21.2	26.0	29.8	19.6	21.4	13.7	13.3	10.2
Some high school	16.0	10.8	10.1	10.6	15.1	19.8	13.0	13.6	9.5	9.3
High school graduate	35.4	38.0	39.9	36.6	28.2	23.1	27.7	23.8	33.7	31.7
Some college	13.2	10.9	14.0	13.9	10.8	15.5	16.3	20.1	19.8	21.1
College graduate	18.1	9.2	14.8	12.9	16.1	22.0	21.6	28.8	23.7	27.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1978 Resource Economics Survey.

percent of the acreage--reported out-of-State (including foreign) residence (table 23). Regionally the greatest variation was in "residence in another county of the same State." The proportions of the acreage held by such owners ranged from less than 7 percent in the Lake States to more than 30 percent in the Southern Plains. Out-of-State ownership was highest in the Mountain regions: about 1.8 times that for the Nation (table 24).

Eighty-two percent of the 1946 survey owners holding 68 percent of the farmland reported farm residence (6, p. 16). Although this percentage is not comparable to the statistic developed in the LOS, it is compatible in that most owners residing on the land would reside in the same county with their reported holdings.

Farm Income of Owners

More than 37 percent of the ownership units holding about 12 percent of the land answered "None" to the question about the amount of farm income (table 25).^{9/} Some of these owners may have owned part of the 30 percent of the land rented out (see table 33), in which case the rental payments might not have been considered--or treated for tax purposes--as farm income by the respondent. Some of the response may have been cases where net income for 1977 happened to be zero and the owners checked "None" rather than the "\$0 to \$2,999" category (see question 25 in the questionnaire--Appendix 1). However, as indicated in the earlier discussion on the size of holdings, a large number of respondents reported ownership of less than 10 acres of farmland. Although considered by the owners to be farmland, they may not have been used for farming operations. These could be planned second home sites, for example.

The Northeast showed a particularly high proportion--more than 32 percent--of the acreage held by owners reporting no farm income, possibly because a higher proportion of the Northeast land identified as farmland was not actually used for farming in 1977 (table 26). Among owners reporting positive incomes, modal income was less than \$7,000 in all regions. The proportion of land held by owners reporting farm income in excess of \$50,000 was greatest in regions where large-scale farming and ranching was most common. In spite of drought and water

^{9/} The farm income question was asked for the specific year 1977. It was not deemed feasible in a mail questionnaire to define "average" or "typical" annual income. Also, the question was asked only of individual owners or senior members of partnerships. It was not asked of corporations or estates. In addition, there was a heavy incidence of non-reporting on this question: 14 percent of ownership units holding 16 percent of the farm and ranch land. Another factor making the LOS results difficult to interpret is that many of the respondents reported losses in 1977. This emphasizes the problem of categorizing individuals and firms on the basis of income for a single year. However, recognizing these limitations, the data provide some insight into relationships between farm income and farm and ranch landownership.

Table 23--Farmland owners and amount of farmland owned by residence of farmland owners, United States, 1978

Residence 1/	Farmland owners		Farmland owned	
	Thousands	Percent 2/	Million	Percent 2/
			acres	
In county	5,757	84.6	711.7	77.1
Other county, same State	778	11.4	152.7	16.5
Out-of-State	270	4.0	59.0	6.4
Other country	1	3/	.3	3/
Total reporting residence	6,806	100.0	923.7	100.0
No response to residence	71		14.3	
Total 4/	6,877		938.0	

1/ In relation to reported landholdings.

2/ Percentage of owners and acres for which residence of the owner was reported.

3/ Less than 0.05 percent.

4/ Including corporations, unsettled estates, and other institutions.

Source: 1978 Resource Economics Survey.

Table 24--Distribution of farmland acres, by reported residence of farmland owners and by farm production region, 1978

Residence 1/	Farm production region									
	North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South-- east	So. Delta	Moun- tains	Paci- fic	
	Percent									
In county	84.4	90.9	83.2	77.2	85.4	78.0	79.0	65.4	74.3	71.2
Other county, same State	7.9	6.5	12.6	15.0	10.8	16.9	13.5	30.1	14.1	23.8
Out-of-State	5.7	2.5	4.2	7.8	3.8	5.1	7.5	4.5	11.6	4.8
Other country	0	.1	2/	2/	0	0	0	0	0	.2
Total 3/	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

1/ In relation to reported landholdings.

2/ Less than 0.05 percent.

3/ Including corporations, unsettled estates, and other institutions.

Source: 1978 Resource Economics Survey.

Table 25--Farmland owners and amount of farmland owned, by farm income
of farmland owners, United States, 1977

Farm income	Farmland owners		Farmland owned	
Dollars	Thousands	Percent 1/	Million acres	Percent 1/
None	2,124	37.5	86.0	12.5
Over 10,000 loss	115	2.0	57.3	8.3
3,001-9,999 loss	176	3.1	41.6	6.0
1-3,000 loss	515	9.1	56.9	8.2
0-2,999 income	1,491	26.4	128.5	18.6
3,000-6,999 income	522	9.2	93.9	13.6
7,000-9,999 income	217	3.8	53.6	7.8
10,000-14,999 income	195	3.5	48.7	7.1
15,000-19,999 income	91	1.6	31.6	4.6
20,000-24,999 income	65	1.2	27.6	4.0
25,000-49,999 income	107	1.9	35.4	5.1
50,000 and over	42	.7	29.0	4.2
Total reporting income	5,660	100.0	690.1	100.0
No response to income question	973		152.7	
Corporations, unsettled estates, and other institutions			95.2	
Total	6,877		938.0	

1/ Percentage of owners and acres for which farm income of the owner was reported.

Source: 1978 Resource Economics Survey.

Table 26--Distribution of farmland acres, by reported farm income of farmland owners and by farm production region, 1977

Farm income	Farm production region									
	:North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Moun- tain Paci- fic			
							Percent	Delta	Plains	Moun- tain
Dollars	:									
	:									
None	: 32.5	16.8	6.6	5.3	17.1	26.8	20.3	12.6	7.1	12.9
Over 10,000 loss	: 2.7	3.4	3.4	6.5	3.1	9.8	4.8	9.6	16.7	13.9
3,001-9,999 loss	: 3.3	5.3	4.3	6.5	4.0	4.7	3.3	7.8	8.4	6.3
1-3,000 loss	: 8.3	8.3	7.5	6.9	11.3	8.6	8.9	10.2	7.4	5.9
0-2,999 income	: 20.3	21.7	16.9	18.1	30.6	22.1	21.8	19.3	12.6	12.6
3,000-6,999 income	: 9.1	14.5	17.5	18.6	15.0	9.0	10.5	12.1	10.9	10.8
7,000-9,999 income	: 6.4	9.0	10.7	12.1	6.5	3.9	4.8	4.8	7.4	5.4
10,000-14,999 income	: 6.3	6.8	10.2	8.5	4.0	4.3	4.8	6.2	7.2	7.4
15,000-19,999 income	: 3.7	4.5	7.9	6.1	2.2	2.6	3.8	2.5	5.0	3.8
20,000-24,999 income	: 2.2	3.3	5.1	3.4	1.6	1.9	4.3	3.5	5.7	7.4
25,000-49,999 income	: 3.6	4.1	6.6	5.5	2.7	3.1	5.8	6.1	5.1	5.6
50,000 and over	: 1.6	2.3	3.3	2.5	1.9	3.2	6.9	5.3	6.5	8.0
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1978 Resource Economics Survey.

shortages in 1977, the Pacific region still had the highest proportion of farm and ranch land owned by the highest income group (table 26).

Nonfarm Income of Owners

More than 86 percent of the farmland owners reported some nonfarm income (table 27) compared with only 48 percent indicating farm income (table 25). These owners with nonfarm income reported holdings totalling about 70 percent of all farmland. Average size of holdings, however, was only about 99 acres while farmland owners reporting no nonfarm income had holdings averaging 282 acres.^{10/}

These tabulations indicate the importance and high incidence of substantial nonfarm income by farmland owners. This is true in spite of the fact that 80 percent of all farmland owners holding 87 percent of the farmland owned only farmland, that is, no additional residential, commercial, or other non-farm land.

Modal nonfarm income was slightly higher (both number of owners and acreage owned) than for farm income. In the Appalachian, Southeast, and Delta regions owners of only 16 percent of the land or less reported no nonfarm income while in the Northern Plains owners of over 40 percent of the farmland reported no nonfarm income (table 28).

^{10/} There may have been some respondent confusion between the categories "None" and "\$0 to \$2,999" nonfarm income categories. There was no way to determine what effect this may have had on the responses.

Table 27--Farmland owners and amount of farmland owned, by nonfarm income
of farmland owners, United States, 1977

Nonfarm income	Farmland owners		Farmland owned		
	Dollars	Thousands	Percent 1/	Million acres	Percent 1/
None	:	668	12.3	188.5	28.4
10,000 or over loss	:	8	.1	2.0	.3
3,001-9,999 loss	:	36	.7	4.7	.7
1-3,000 loss	:	33	.6	3.2	.5
0-2,999 income	:	766	14.0	91.7	13.8
	:				
3,000-6,999 income	:	992	18.2	99.5	15.0
7,000-9,999 income	:	694	12.7	54.9	8.3
10,000-14,999 income	:	713	13.1	63.0	9.5
15,000-19,999 income	:	666	12.2	43.9	6.6
20,000-24,999 income	:	372	6.8	30.5	4.6
	:				
25,000-49,999 income	:	368	6.8	43.8	6.6
50,000 and over	:	135	2.5	37.7	5.7
	:				
Total reporting nonfarm income	:	5,451	100.0	663.4	100.0
	:				
No response to nonfarm income question	:	1,182		179.4	
Corporations, unsettled estates, and other institutions	:	244		95.2	
	:				
Total	:	6,877		938.0	
	:				

1/ Percentage of owners and acres for which nonfarm income of the owner was reported.

Source: 1978 Resource Economics Survey.

Table 28--Distribution of farmland acres, by reported nonfarm income of farmland owners and by farm production region, 1977

Nonfarm income	Farm production region										
	:North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tain	Paci- fic		
None	:	25.5	30.9	26.1	41.5	15.1	16.2	14.9	18.9	39.1	29.6
10,000 or over loss	:	.1	.2	.2	.4	.3	.4	.3	.3	.4	.3
3,001-9,999 loss	:	.5	.3	.6	.7	.9	1.6	.7	.8	.7	.1
1-3,000 loss	:	.2	.5	.4	.4	.7	1.0	.3	.5	.4	.4
0-2,999 income	:	12.0	17.2	15.4	16.1	18.2	11.2	14.8	11.3	11.8	10.2
	:										
3,000-6,999 income	:	12.9	15.3	14.6	15.8	18.4	17.0	21.5	13.9	13.0	12.2
7,000-9,999 income	:	11.1	7.9	9.1	6.0	10.4	10.6	12.1	8.2	7.2	6.6
10,000-14,999 income	:	11.7	10.3	11.4	6.6	11.8	13.3	10.7	8.6	8.7	7.4
15,000-19,999 income	:	9.9	6.4	7.4	3.5	8.2	8.0	7.9	8.0	5.4	6.6
20,000-24,999 income	:	5.3	4.0	4.8	3.4	5.0	6.5	3.7	6.2	3.2	6.1
	:										
25,000-49,999 income	:	7.4	4.7	7.1	4.1	7.0	7.8	6.5	9.8	4.7	9.8
50,000 and over	:	3.4	2.3	2.9	1.5	4.0	6.4	6.6	13.5	5.4	10.7
	:										
Total	:	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	:										

Source: 1978 Resource Economics Survey.

CHARACTERISTICS
PERTAINING TO
HOLDINGS OF OWNERS
REPORTING ONLY FARM
AND RANCH LAND

A number of questions included in the LOS could apply to land other than farmland. Unlike the questions reported in the preceding section the questions reported in this section were oriented to the land and not to the landowner. Such land-oriented questions include inquiries concerning methods of acquisition, period of acquisition, operation and/or rental of owned land, type of lease on owned land rented out, geographic extent of holdings, easements and separable rights, and preferential assessment. Responses to these questions were summarized for landowners reporting only farmland holdings, because of the possible error in attempting to interpret these questions for all owners reporting any farmland ownership. Responses thus tabulated relate to farmland and not to other types of land held by an owner.

Of all owners reporting any farmland holdings, 80 percent reported owning only farmland. These estimated 5.532 million owners reported farmland holdings totalling 818.6 million acres or 87 percent of the total reported farmland acreage.

Method of
Acquisition

About 86 percent of the owners of only farmland purchased their properties. These properties accounted for 75 percent of the farmland for which method of acquisition was reported (table 29). Of this purchased land, nearly 76 percent was bought from nonrelatives and about 24 percent from someone related to the purchaser. In the latter case, some of the purchases may have been partial gifts; that is, the purchaser may not have paid full market price. Some 22 percent of the owners reported that about 22 percent of the land was acquired by inheritance or gift (table 29). There was some regional variation, ranging from over 30 percent acquired by inheritance in the Southern Plains to about 10 percent in the Lake States (table 30). Proportions by method of acquisition of farmland were very similar to those reporting for all land (8, p. 30).

Classification of acquisition methods used in the 1946 ownership survey does not permit a direct comparison. However, proportions do not appear to have changed drastically. That survey reported 56 percent of the land acquired by purchase, 8 percent by gift or inheritance, and 24 percent by combinations with some gift or inheritance (6, p. 35). (Homesteading and other methods accounted for 12 percent.) Assuming the 56 percent to be purchases in which there was no element of gift, the 1946 data would be comparable to the 57 percent reported in 1978 to have been purchased from nonrelatives.

Period of
Acquisition

A high proportion of the land had been in the hands of current owners of only farmland for a relatively short time. Thirty percent had been acquired since 1970 and 55 percent since

Table 29--Owners of only farmland and amount of farmland owned, by method of acquisition of farmland, United States, 1978

Method of acquisition	: Owners of only farmland :		Farmland owned	
	: Thousands	Percent 1/	Million	Percent 1/
			acres	
Purchased from nonrelative	3,291	61.6	439.1	57.1
Purchased from relative	1,294	24.2	141.6	18.4
Inherited	1,080	20.2	154.0	20.0
Gift	123	2.3	19.0	2.5
Other	53	1.0	15.0	2.0
:				
Total reporting method of acquisition	: 2/ 5,342	: 2/ 100.0	768.7	100.0
No response to method of acquisition	190		49.9	
Total	5,532		818.6	
:				

1/ Percentage of owners and acres for which method of acquisition by the owner was reported.

2/ Distribution of owners and percentage of owners add to more than the total due to some owners acquiring land by two or more methods.

Source: 1978 Resource Economics Survey.

Table 30--Distribution of farmland acres, by reported method of acquisition of farmland and by farm production region, 1978

Method of acquisition	Farm production region									
	: North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tains	Paci- fic	
Purchased from nonrelative	61.9	58.2	58.0	50.2	53.3	56.1	56.0	56.3	65.2	66.1
Purchased from relative	21.7	30.0	19.4	22.3	20.8	14.8	19.1	12.3	16.5	14.7
Inherited	13.4	10.4	20.0	21.8	24.0	24.4	21.6	30.5	13.0	14.5
Gift	1.4	1.7	1.4	3.8	1.3	2.6	2.4	3.5	2.2	2.7
Other	1.6	.7	1.2	1.9	.6	2.1	.9	2.4	3.1	2.0
:										
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
:										

Source: 1978 Resource Economics Survey.

1960. Less than 14 percent had been in the same ownership since the 1930s (table 31). These were virtually the same proportion as those shown for all land (8, p. 30). Regional patterns showed no startling differences. A limited exception with no ready explanation is the Southern Plains region where over 20 percent of the land had been acquired by current owners before 1940 while Northern Plains owners reported less than 10 percent acquired before 1940 (table 32). A corollary of this is that owners in the Southern Plains are somewhat older and this is borne out in the distribution of acreage owned by different age groups (see table 15).

Operation and Rental

Owners of only farmland reported that they operated 70 percent of their land; the remainder was rented to others (table 33). The proportion of land operated by such owners as indicated by the 1974 Census of Agriculture was about 64 percent (11, table 5, p. I-8).^{11/}

The Corn Belt showed the lowest proportion of land operated by owners of only farmland; the Mountain region showed the highest. The Northern and Southern Plains and Delta also had a relatively low proportion of owner-operated land (table 34). The likely explanation is that grain-farming lends itself more readily to a clearcut rental arrangement than does a grazing operation. In cattle producing enterprises, the landowner may be more directly involved in ownership of the livestock and may have reported land under share lease as being under his operation.

Type of Lease

Cash and share rental arrangements were of about equal magnitudes (table 35). However, there were significant regional differences. Only 25 percent of the Corn Belt farmland rented out was under a cash lease and almost 70 percent was share.

^{11/} This difference could be the result of summarizing this question for owners of only farmland. The difference could also be due to the fact that the LOS queried owners and the Census queried operators. Some owners involved in share-leasing operations may view themselves as active participants in farm operations. Further evidence of this explanation is that the LOS estimated that 3.7 million owners reported operating land as a farm. This exceeds considerably the Census estimate of 2.3 million farms in total of which 2.1 million reported some owned land (11, p. I-8). It is possible for more than one owner to be a part of a single farm operation. However, it is more likely that the higher estimate from the LOS is due to owners who would not be classed as operators by the Census but who responded positively to the LOS question, "How much of this owned land did you operate as a farm or ranch during 1977?" They might have been excluded from the Census of Agriculture either because their enterprise was too small to meet the Census criterion or because a tenant--rather than the owner--was considered to be the operator. Figures on part-owners are more nearly in agreement. The 1974 Census of Agriculture reported 628,000 and the LOS reported 863,000 (see table 9).

Table 31--Owners of only farmland and amount of farmland owned, by period of acquisition of farmland, United States, 1978

Period of acquisition	Owners of only farmland :		Farmland owned	
	: Thousands	Percent 1/	Million acres	Percent 1/
1970 through 1977	: 2,135	39.4	227.1	29.1
1960 through 1969	: 1,594	29.5	202.3	25.9
1950 through 1959	: 978	18.1	137.4	17.6
1940 through 1949	: 734	13.6	105.1	13.5
Prior to 1940	: 614	11.3	108.4	13.9
:				
Total reporting period of acquisition	: 2/ 5,412	2/ 100.0	780.3	100.0
:				
No response to period of acquisition	: 120		38.3	
:				
Total	: 5,532		818.6	
:				

1/ Percentage of owners and acres for which period of acquisition by the owner was reported.

2/ Distribution of owners and percentage of owners add to more than the total due to some owners acquiring land in two or more periods.

Source: 1978 Resource Economics Survey.

Table 32--Distribution of farmland acres, by reported period of acquisition of farmland and by farm production region, 1978

Period of acquisition	Farm production region									
	: North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tain Plains	Paci- fic	
	:									
1970 through 1977	: 27.1	32.3	30.8	30.3	30.5	24.6	28.5	26.6	28.9	30.5
1960 through 1969	: 29.4	27.7	27.9	27.0	22.7	23.8	22.3	23.0	27.6	24.5
1950 through 1959	: 19.8	16.6	18.6	18.2	18.7	21.0	18.2	15.4	17.1	17.2
1940 through 1949	: 13.1	12.4	11.8	15.2	13.5	15.8	15.1	13.7	13.2	11.8
Prior to 1940	: 10.6	11.0	10.9	9.3	14.6	14.8	15.9	21.3	13.2	16.0
:										
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
:										

Source: 1978 Resource Economics Survey.

Table 33--Owners of only farmland and amount of farmland owned, by farmland operated and rented out, United States, 1978

Status of farmland	: Owners of only farmland		: Farmland owned	
	: Thousands	Percent 1/	Million acres	
			Percent 1/	
Operated by owner	: 2,704	70.0	507.6	70.5
Rented out	: 1,394	36.1	212.7	29.5
:				
Total reporting status	: 2/ 3,861	2/ 100.0	720.3	100.0
:				
No response to status	: 1,671		55.3	
Acres for which status was	:			
not reported 3/	: (929)		43.0	
:				
Total	: 5,532		818.6	
:				

1/ Percentage of owners and acres for which operating status of the farmland was reported by the owner.

2/ Breakdown of owners sums to more than the total due to some owners operating and renting out land.

3/ Acres of farmland with no operating status reported by owners reporting the status of some of their land (number of owners are included in total reporting status).

Source: 1978 Resource Economics Survey.

Table 34--Distribution of farmland acres, by reported farmland operated and rented out and by farm production region, 1978

Status of farmland	Farm production region									
	: North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tain Plains	Paci- fic	
Operated by owner	: 81.8	75.5	59.3	64.6	72.4	71.5	67.2	66.3	83.3	70.0
Rented out	: 18.2	24.5	40.7	35.4	27.6	28.5	32.8	33.7	16.7	30.0
:										
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
:										

Source: 1978 Resource Economics Survey.

Table 35--Owners of only farmland and amount of farmland owned, by type of lease for farmland rented out, United States, 1978

Type of lease	Owners of only farmland		Farmland rented out	
			Million	
	Thousands	Percent 1/	acres	Percent 1/
Cash	: 675	49.3	99.8	48.0
Share	: 588	42.8	89.7	43.2
Other	: 79	5.8	6.8	3.3
Combination	: 31	2.3	11.4	5.5
	:			
Total reporting type of lease	: 1,373	100.0	207.7	100.0
	:			
No response to type of lease	: 21		5.0	
	:			
Total	: 1,394		212.7	
	:			

1/ Percentage of owners and farmland rented out for which type of lease was reported.

Source: 1978 Resource Economics Survey.

Table 36--Distribution of farmland acres, by reported type of lease for farmland rented out and by farm production region, 1978

Type of lease	Farm production region									
	: North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tain	Paci- fic	
	:			Percent						
	:									
Cash	: 66.6	54.2	25.0	34.3	44.8	82.3	47.8	62.7	62.7	58.2
Share	: 14.8	37.6	69.2	54.0	45.9	9.4	42.8	28.7	29.5	35.6
Other	: 18.6	2.7	2.8	1.3	4.8	7.3	5.3	2.9	4.2	2.3
Combination	: 0	5.5	3.0	10.4	4.5	1.0	4.1	5.7	3.6	3.9
	:									
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	:									

Source: 1978 Resource Economics Survey.

Over 80 percent of rented farmland in the Southeast was on a cash basis. The corn, soybean, and wheat areas seemed to favor share leases while, for other types of crops and possibly some pasture, cash rent was more common (table 36).

Geographic Extent of Holdings

Eighty-three percent of farmland owners (owning only farmland), held land in only one county. They held 71 percent of the land. Only 4 percent of the owners holding 8 percent of farm and ranch land held land in more than one State (table 37). Multicounty ownership was more predominant in the West--in the Southern Plains, Mountain and Pacific regions (table 38).

Easements and Separable Rights

About 20 percent of farmland owners holding 35 percent of the acreage indicated the presence of easements on their land (table 39). Types of easements included were drainage, flood, waterway, and major utilities. Easements for water, sewer, and electricity to personal residences were specifically excluded (see question 12 in the questionnaire--Appendix 1). Easements seemed to be more prevalent in the West. The Southern Plains, Mountain, and Pacific regions showed owners of over 40 percent of farm and ranch land reporting them (table 40).

More than 15 percent of farmland owners holding nearly 37 percent of the acreage reported that others held separable rights such as oil, gas, coal or timber rights on their land (table 41). The Southern Plains and Mountain regions each showed nearly 60 percent of farmland held by owners reporting such separation of rights. This figure is probably influenced by oil and gas leasing in these States. However, no high incidence was reported in coal-producing areas such as the Appalachian region (table 42).

Preferential Assessment

Eight percent of owners holding nearly 11 percent of the land indicated that their land was enrolled in a program permitting a lower assessed valuation for tax purposes because it was in an agricultural or open space use (table 43). There were significant regional differences. The areas of the country where urban encroachment has caused the greatest concern showed very high incidence of participation in such programs. Pacific region owners of over 50 percent of the farmland reported participation. The Southeast (influenced heavily by Florida) showed owners of more than 23 percent of farmland participation; the Northeast showed about 19 percent. This does not mean that these percentages of farmland are actually under preferential assessment programs, but it is a measure of incidence and influence. Regions with relatively slow rates of urbanization such as the Northern Plains showed very low incidence of participation (table 44). A more indepth analysis of the preferential assessment question has been prepared by Bills and Gustafson (2).

Table 37--Owners of only farmland and amount of land owned, by extent of farmland ownership, United States, 1978

Extent of farmland ownership	Farmland owners	Farmland owned
	Thousands	Million acres
	Percent 1/	Percent 1/
Single county	4,476	557.6
Multiple county, single State	678	159.7
Multiple State	230	66.9
Total reporting	5,384	784.2
No response	148	34.4
Total	5,532	818.6

1/ Percentage of owners and land owned for which the extent of farmland holdings was reported.

Source: 1978 Resource Economics Survey.

Table 38--Distribution of farmland acres, by reported extent of farmland ownership and by farm production region, 1978

Extent of farm- land ownership	Farm production region									
	:North- east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tain Plains	Paci- fic	
Single county	80.6	85.2	80.4	73.2	81.5	71.3	72.4	64.0	60.4	66.7
Multiple county, single State	10.5	10.7	14.8	19.4	13.2	20.2	20.1	29.1	23.4	24.7
Multiple State	8.9	4.1	4.8	7.4	5.3	8.5	7.5	6.9	16.2	8.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1978 Resource Economics Survey.

Table 39--Owners of only farmland and amount of land owned, by existence of easements on farmland, United States, 1978

Response	Farmland owners		Farmland owned	
	Thousands	Percent 1/	Million	Percent 1/
			acres	
Yes	: 1,050	19.4	282.0	35.3
No	: 4,088	75.7	476.0	59.5
Don't Know	: 262	4.9	41.2	5.2
Total response	: 5,400	100.0	799.2	100.0
No response	: 132		19.4	
Total	: 5,532		818.6	

1/ Percentage of owners and land owned for which the status of easements was reported.

Source: 1978 Resource Economics Survey.

Table 40--Distribution of farmland acres, by reported status of easements on farmland and by farm production region, 1978

Response	Farm production region									
	: North-	Lake	Corn	No.	Appala-	South-	So.	Moun-	Paci-	
	: east	States	Belt	Plains	chian	east	Delta	Plains	tain	fic
	Percent									
Yes	: 23.3	24.7	27.4	29.8	17.2	25.6	30.5	46.0	46.3	51.0
No	: 72.7	68.7	66.9	63.9	79.2	69.6	65.9	49.9	48.5	43.1
Don't Know	: 4.0	6.6	5.7	6.3	3.6	4.8	3.6	4.1	5.2	5.9
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1978 Resource Economics Survey.

Table 41--Owners of only farmland and amount of land owned, by presence of separable rights on farmland, United States, 1978

Response	Farmland owners		Farmland owned	
	Thousands	Percent 1/	Million	Percent 1/
			acres	
Yes	: 852	15.7	296.1	36.9
No	: 4,215	77.6	461.6	57.5
Don't Know	: 364	6.7	44.5	5.6
	:			
Total response	: 5,431	100.0	802.2	100.0
	:			
No response	: 101		16.4	
	:			
Total	: 5,532		818.6	
	:			

1/ Percentage of owners and land owned for which the status of separate property rights was reported.

Source: 1978 Resource Economics Survey.

Table 42--Distribution of farmland acres, by presence of separable rights on farmland and by farm production region, 1978

Response	Farm production region										
	: North- : east	Lake : States	Corn : Belt	No. : Plains	Appala- chian	South- east	So. Delta	Moun- tain	Paci- fic		
	<u>Percent</u>										
Yes	: 17.3	9.1	10.8	41.1	13.0	13.7	40.3	60.3	58.6	28.6	
No	: 79.1	81.1	84.8	53.0	84.7	80.3	54.4	35.8	34.8	63.9	
Don't Know	: 3.6	9.8	4.4	5.9	2.3	6.0	5.3	3.9	6.6	7.5	
	:										
Total	: 100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
	:										

Source: 1978 Resource Economics Survey.

Table 43--Owners of only farmland and amount of land owned, by incidence of preferential assessment, United States, 1978

Response	Farmland owner		Farmland owned	
			Million acres	
	Thousands	Percent 1/	acres	Percent 1/
Yes	430	8.0	86.3	10.9
No	4,074	75.5	552.9	69.5
Don't Know	891	16.5	156.3	19.6
Total response	5,395	100.0	795.5	100.0
No response	137		23.1	
Total	5,532		818.6	

1/ Percentage of owners and land owned for which the incidence of preferential assessment was reported.

Source: 1978 Resource Economics Survey.

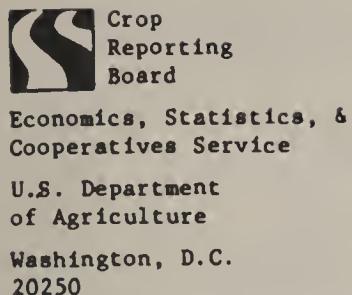
Table 44--Distribution of farmland acres, by incidence of preferential assessment and by farm production region, 1978

Response	Farm production region									
	:North- : east	Lake States	Corn Belt	No. Plains	Appala- chian	South- east	So. Delta	Moun- tains	Paci- fic	
Yes	18.9	7.4	6.6	2.0	9.0	23.6	5.9	6.5	10.7	51.2
No	66.8	73.4	72.1	80.1	74.6	59.2	73.8	73.4	64.5	36.7
Don't Know	14.3	19.2	21.3	17.9	16.4	17.2	20.3	20.1	24.8	12.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: 1978 Resource Economics Survey.

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APPENDIX 1

LAND OWNERSHIP SURVEY

Form Approved
OMB No. 40-S-77043
App. Exp. 9-30-78

001

Dear Land Owner:

The U. S. Department of Agriculture is conducting a national survey to develop better information on land ownership, land use, and investments to improve agricultural land.

{ It is important that responses to this survey relate to the ownership name and county name exactly as shown in the address label.

Please report for all the land that you own or have an ownership interest in for the specified county.

Response to this survey is voluntary and not required by law. However, cooperation is very important in order to estimate land ownership characteristics accurately for the United States. Facts about your report will be kept confidential and used only in combination with other reports for statistical purposes.

Respectfully,

Bruce M. Graham, Chairman
Crop Reporting Board

Did you own any land in the county listed in the label, January 1, 1978?

- YES, Continue.
- NO, Please sign and enter your phone number on the last page. Please return this questionnaire by mail as all non-respondents will be contacted by telephone or personal interviews to the extent possible. The mail response is the least expensive method of collecting information.

LAND INVENTORY

1. How many acres of land did you (the addressee) OWN or have an OWNERSHIP INTEREST in for the county listed in the address label, January 1, 1978? (Enter the acreage owned by each type of ownership listed).

	ACRES
A. Sole proprietor (individually owned).....	002
B. Family ownership (husband-wife). Exclude partnerships and corporations.....	003
C. Partnership with family members.....	004
Number of partners including yourself	005
D. Partnership with other than family members.....	006
E. Family corporation.....	007
CHECK ONE { 10 or fewer stockholders 008 1 More than 10 stockholders 008 2	
F. Other Corporation.....	009
G. Other (Specify _____).....	011
H. Total land owned in specified county.....	012

NOTE: The acreage entered as total land is the acreage to be referenced throughout the remainder of the questionnaire.

Whenever the term "you" is used for land information, respond for the addressee that is listed on the address label.

2. Did you PURCHASE or ACQUIRE any land in this county during 1975-76-77?..... 013 1 2
 YES NO
3. Did you SELL or DISPOSE of any land in this county during 1975-76-77?..... 014 1 2
 YES NO
4. HOW did you PURCHASE or ACQUIRE your land in the county? (Please enter the acreage by the appropriate source)

	ACRES
A. Purchase from non-relative.....	015
B. Purchase from relative.....	016
C. Inherited.....	017
D. Gift.....	018
E. Other (Specify _____).....	019
Total (Same as Item 1H)	021

5. WHEN did you PURCHASE or ACQUIRE the land you own in the county?
 (Please enter the acres in the appropriate range of years listed below).

- | ACRES | |
|--------------------------------------|-------|
| A. 1970 through January 1, 1978..... | 0 2 2 |
| B. 1960 through 1969..... | 0 2 3 |
| C. 1950 through 1959..... | 0 2 4 |
| D. 1940 through 1949..... | 0 2 5 |
| E. Prior to 1940..... | 0 2 6 |
| Total (Same as Item 1H) | |
| | 0 2 7 |

6. Please give your best estimate of the MARKET VALUE of the land and improvements for your land in this county by the following uses:

- | | | | |
|---|-------|----------------|-------|
| A. Land in FARMS and RANCHES (Include cropland, pasture, woodland, wasteland and farmsteads)....ACRES | 0 2 8 | VALUE PER ACRE | 0 2 9 |
| B. Land in RESIDENTIAL, COMMERCIAL, and similar urban-type uses.....TENTH OF ACRES | 0 3 0 | TOTAL VALUE | 0 3 1 |
| C. All other land (non-farm, forest, idle, waste, etc.).....ACRES | 0 3 2 | VALUE PER ACRE | 0 3 3 |
| 7. How many units of land (tax parcels) are separately listed on your property tax bill for this county?.....NUMBER | 0 3 4 | | |
| 8. Of the total land you own in this county (Item 1H), | | | |
| A. How much of this owned land did you OPERATE as a farm or ranch during 1977?
(If none, enter "0").....ACRES | 0 3 5 | | |
| B. How much of this owned land did you RENT or LEASE TO others for all purposes during 1977?
(If none, enter "0" and skip to Item 9).....ACRES | 0 3 6 | | |
| C. If you rented agricultural land to others during 1977, what TYPE OF LEASE did you have? | | | |

0 3 7 - 1

0 3 8 - 1

0 3 9 - 1

Cash Lease

Share Lease

Other _____

(Specify)

9. In addition to the land you own, how much land in this county did you RENT or LEASE FROM others during 1977? (If none, enter "0" and skip to Item 10).....ACRES

040

A. How much of this rented land did you OPERATE as a farm or ranch during 1977? (If none, enter "0").....ACRES

041

B. How much of this rented land did you RENT or LEASE (SUBRENT) TO others during 1977?.....ACRES

042

10. Is any of your land in the county enrolled in a program that permits a lower assessed valuation for tax purposes because it is in an Agricultural or open space use? (Please check one)

043-1

YES

043-2

NO

043-3

DON'T KNOW

11. Are any of the RIGHTS (oil, gas, coal, timber, etc.) to your land in this county LEASED TO or OWNED BY someone else? (Please check one)

044-1

YES

044-2

NO

044-3

DON'T KNOW

12. Are any EASEMENTS (drainage, flood, waterway, major utility, etc.), attached to the land you own in the county? (Exclude water, electric, sewer, etc., to personal residence.) (Please check one)

045-1

YES

045-2

NO

045-3

DON'T KNOW

13. Did you have CAPITAL EXPENDITURES during 1975-76-77 for any of the following improvements on land you own in the county? (Please check one box for each Item).

YES

NO

A. Conservation projects such as terraces, grass waterways, or gully control?.....

046

1
2

B. Clearing of brush or woodland for agricultural use?.....

047

1
2

C. New or improved land drainage systems including outlets?.....

048

1
2

14. Of the land you own in the county did you CONVERT any LAND TO CROPLAND during 1975-76-77 that had not been recently cropped?

049-1

YES

049-2

NO

15. Of the land you OWN in the county, was any LAND IRRIGATED during the period 1975-76-77?

050-1

YES

050-2

NO

A. If yes, was any of this land irrigated for the first time during this period?

051-1

YES

051-2

NO

16. Were there any changes during 1975-76-77 in the LAND MANAGEMENT PRACTICES on land you own in this county? (Please check one box for each item).

YES NO

1 2

052	<input type="checkbox"/>	<input type="checkbox"/>
1		2

A. Abandoning irrigation systems?.....

053	<input type="checkbox"/>	<input type="checkbox"/>
1		2

B. Stop using any land for crops that was used for crops in 1974?.....

054	<input type="checkbox"/>	<input type="checkbox"/>
1		2

C. Removing wind breaks, farming across existing terraces or waterways, or discontinuing of strip farming?.....

056	<input type="checkbox"/>	<input type="checkbox"/>
1		2

D. Other (Specify _____)....

17. How much land do you own in OTHER COUNTIES in the STATE where this county is located?

(Exclude acreage reported in this county).....ACRES

057

18. How much land do you own in OTHER STATES in the United States?

(Exclude acreage reported in this county and State)

058

19. Do you LIVE IN THE COUNTY listed in the address label?
(Estates, corporations, partnerships, etc., answer for location of home office or headquarters).

059-1

YES

NO

If NO, where do you live? County

060-1

060-2

State

NOTE: CORPORATIONS, UNSETTLED ESTATES, and OTHER INSTITUTIONS should skip to page 7, enter the signature and telephone number of the person completing this questionniare.

OWNER CHARACTERISTICS

NOTE: Respond for only ONE INDIVIDUAL for this section. This individual should be the PERSON LISTED ON THE ADDRESS LABEL. If more than one person is listed, respond for the person that makes the most decisions about the land.

Authority for collection of information on the following questions is Title 7, United States code, Section 2204. It will be used to compile and publish estimates of these data for States and the United States. Reporting of this information is voluntary, and there are no penalties for failing to report.

20. What was your PRINCIPAL OCCUPATION during 1977? 061

A. If farmer, did you work at an off-farm job 100 days or more during 1977?

062-1

YES

062-2

NO

21. What is your AGE?.....YEARS OLD 063

22. What is your SEX?..... 064-1 MALE 064-2 FEMALE

23. Please circle the highest number of years of school you have completed.

065

Less than 6, 7, 8 9, 10, 11, 12 13, 14, 15, 16, 17, 18 or more
Elementary High School College, Trade, or Technical School

24. What is your RACE? (Please check one)

066-1 White, Not of Hispanic Origin

2 Black, Not of Hispanic Origin

3 Hispanic

4 American Indian or Alaskan Native

5 Asian or Pacific Islander

6 Other (Specify _____)

25. What income range was your NET FARM income during 1977? (NET for our purpose is gross income minus operating expense and depreciation)
(Please check one)

NONE	<input type="checkbox"/>	1	\$ 7,000	to	\$ 9,999	<input type="checkbox"/>	7
MORE than -\$10,000 Loss	<input type="checkbox"/>	2	\$10,000	to	\$14,999	<input type="checkbox"/>	8
-\$3,001 to -\$ 9,999 Loss	<input type="checkbox"/>	3	\$15,000	to	\$19,999	<input type="checkbox"/>	9
-\$1 to -\$ 3,000 Loss	<input type="checkbox"/>	4	\$20,000	to	\$24,999	<input type="checkbox"/>	10
\$0 to \$ 2,999	<input type="checkbox"/>	5	\$25,000	to	\$49,999	<input type="checkbox"/>	11
\$3,000 to \$ 6,999	<input type="checkbox"/>	6	Over \$50,000			<input type="checkbox"/>	12

Office Use **067**



26. What income range was your NON-FARM income during 1977 for you and your dependents living in your home?

Include income such as.....Salaries, Wages, Retirement,
Social Security, Disability
Payments, Royalties, Dividends, etc.
(Please check one)

NONE	<input type="checkbox"/>	1	\$ 7,000	to	\$ 9,999	<input type="checkbox"/>	7
MORE than -\$10,000 Loss	<input type="checkbox"/>	2	\$10,000	to	\$14,999	<input type="checkbox"/>	8
-\$3,001 to -\$ 9,999 Loss	<input type="checkbox"/>	3	\$15,000	to	\$19,999	<input type="checkbox"/>	9
-\$1 to -\$ 3,000 Loss	<input type="checkbox"/>	4	\$20,000	to	\$24,999	<input type="checkbox"/>	10
\$0 to \$ 2,999	<input type="checkbox"/>	5	\$25,000	to	\$49,999	<input type="checkbox"/>	11
\$3,000 to \$ 6,999	<input type="checkbox"/>	6	Over \$50,000			<input type="checkbox"/>	12

Office Use **068**

27. How many dependents (including yourself) are living in your house?NUMBER **069**

A. How many dependents (including yourself) living in your house contribute towards the NON-FARM INCOME?NUMBER **070**

28. Are you a citizen of the United States?

071-1

YES

NO In what nation is citizenship held? **072**

NATION

Reported by _____ Date _____

Phone Number ()
Area Code

The enclosed envelope does not require any postage.

Please return this questionnaire by mail as all non-respondents will be contacted by telephone or personal interview to the extent possible. The mail response is the least expensive method of collecting information.



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